



Order Filed on August 27, 2024  
by Clerk,  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

23-10105 BKMFR01  
BROCK & SCOTT, PLLC  
302 Fellowship Rd, Suite 130  
Mount Laurel, NJ 08054  
(844) 856-6646  
Attorneys for Truist Bank

In Re:

Ayyaz Ahmed and Aysha Khan

Case No: 23-21777-SLM

Hearing Date: August 27,  
2024

Judge: Stacey L. Meisel

Chapter: 7

**CONSENT ORDER RESOLVING MOTION FOR RELIEF FROM STAY  
AND CROSS-MOTION FOR VIOLATION OF AUTOMATIC STAY**

The consent order set forth on the following pages, numbered two (2) through three (3) is  
hereby **ORDERED**

**DATED: August 27, 2024**

A handwritten signature in cursive script, reading "Stacey L. Meisel", is written over a horizontal line.  
Honorable Stacey L. Meisel  
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY <b>Caption in Compliance with D.N.J. LBR 9004-1(b)</b>	
23-10105 BKMFR01 BROCK & SCOTT, PLLC 302 Fellowship Rd, Suite 130 Mount Laurel, NJ 08054 (844) 856-6646 Attorneys for Truist Bank	
In Re:	Case No: 23-21777-SLM
Ayyaz Ahmed and Aysha Khan	Hearing Date: August 27, 2024
	Judge: Stacey L. Meisel
	Chapter: 7

The Consent Order pertains to the property located at 34 Trophy Ridge, San Antonio, TX 78258 ("Property"), mortgage account ending with "2479";

This Matter having been brought before the Court by Truist Bank (hereinafter the "Creditor") by and through its attorneys, Brock and Scott, PLLC, having filed a Motion for Relief from Stay [DE 60] and the Chapter 7 Trustee, Charles M. Forman (hereinafter the "Trustee") by and through his attorneys, Forman Holt, having filed an Objection to the Motion for Relief from Stay [DE 70] and a Cross-Motion for Violation of the Automatic Stay [DE 101] and the parties having subsequently resolved their differences; and the Court noting the consent of the parties of the form, substance and entry of the within Order, and for other and good cause shown:

1. The automatic stay as to the Property is terminated effective immediately upon the entry of this Order.
2. The Trustee hereby withdraws the Cross-Motion for Violation of the Automatic Stay.
3. Creditor may proceed with its rights and remedies under the terms of the subject mortgage and pursue all appropriate remedies in State Court including, but not limited to, taking the Property to Sheriff's sale.

4. Creditor waives all claims against the Debtors' Chapter 7 estate, including filed Proof of Claim No. 4 and any potential deficiency claims in connection with the Property.

The undersigned hereby consent to the form,  
Content and entry of the within Order:

BROCK AND SCOTT, PLLC

Truist Bank  
By Its Attorney,

/s/ Matthew Fissel

Matthew Fissel, Esquire  
(Bar No. 038152012)

Attorney for Creditor

BROCK & SCOTT, PLLC

3825 Forrestgate Dr.

Winston-Salem, NC 27103

Telephone: 844-856-6646

Facsimile: 704-369-0760

E-Mail: [NJBKR@brockandscott.com](mailto:NJBKR@brockandscott.com)

Dated: 08/26/2024

FORMAN HOLT

Attorneys for Charles M. Forman, Chapter 7  
Trustee

/s/ 

Kimberly J. Salomon, Esquire  
Forman Holt

365 West Passaic Street

Suite 400

Rochelle Park, NJ 07662

Phone Number: 201-845-1000

Email: [ksalomon@formanlaw.com](mailto:ksalomon@formanlaw.com)

Dated: 8/26/24

In re:  
Ayyaz Ahmed  
Aysha Khan  
Debtors

Case No. 23-21777-SLM  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Aug 27, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 29, 2024:

Recip ID	Recipient Name and Address
db/jdb	+ Ayyaz Ahmed, Aysha Khan, 116 Boonton Ave., Butler, NJ 07405-2910

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 29, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 27, 2024 at the address(es) listed below:

Name	Email Address
Aleisha Candace Jennings	on behalf of Creditor JPMorgan Chase Bank N.A. ajennings@hillwallack.com
Andre L. Kydala	on behalf of Creditor Deluxe Services Group kydalalaw@aim.com kydalalaw@aim.com
Aniello D. Cerreto	on behalf of Joint Debtor Aysha Khan adclawoffice@gmail.com
Aniello D. Cerreto	on behalf of Debtor Ayyaz Ahmed adclawoffice@gmail.com
Bruce Seth Goodman	on behalf of Creditor Smith Drug Company a division of J M Smith Corporation bgoodman@zeklaw.com, 8630711420@filings.docketbird.com

District/off: 0312-2

User: admin

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Date Rcvd: Aug 27, 2024

Form ID: pdf903

Total Noticed: 1

Charles M. Forman

cforman@formanlaw.com lcapasso@formanlaw.com;cforman@iq7technology.com;ecf.alert+Forman@titlexi.com

Charles M. Forman

on behalf of Trustee Charles M. Forman cforman@formanlaw.com  
lcapasso@formanlaw.com;cforman@iq7technology.com;ecf.alert+Forman@titlexi.com

Christopher John Leavell

on behalf of Creditor ASD Specialty Healthcare LLC d/b/a Besse Medical cleavell@klehr.com, lclark@klehr.com

Denise E. Carlon

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Herbert K. Ryder

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g16776@notify.cincompass.com;ryder.herbertb124178@notify.bestcase.com

Jordan B. DeFlora

on behalf of Trustee Charles M. Forman jdeflora@formanlaw.com kanema@formanlaw.com

Kimberly A. Wilson

on behalf of Creditor JPMorgan Chase Bank N.A. kimwilson@raslg.com

Kimberly J. Salomon

on behalf of Attorney Forman Holt ksalomon@formanlaw.com jkisla@formanlaw.com

Kimberly J. Salomon

on behalf of Trustee Charles M. Forman ksalomon@formanlaw.com jkisla@formanlaw.com

Matthew K. Fissel

on behalf of Creditor Truist Bank wbecf@brockandscott.com matthew.fissel@brockandscott.com

Michael A. Artis

on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

Michael R. Herz

on behalf of Creditor Value Drug Company mherz@foxrothschild.com cbrown@foxrothschild.com

Nicola G. Suglia

on behalf of Creditor De Lage Landen Financial Services Inc. c/o Nicola Suglia nsuglia@fleischerlaw.com,  
fleischercases@fleischerlaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 19